Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

26	MANCHESTER	DRIVE	SKYE	VIC	3977
20	MANONEOTEN			VIC	5311

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or rang betwee	·	\$820,000	&	\$859,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$765,000	Prop	erty type	House		Suburb	Skye		
Period-from	01 Feb 2023	to	31 Jan 2	024	Source		Corelogic		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
8 JURANG WAY SKYE VIC 3977	\$851,000	26-Aug-23	
10 MANCHESTER DRIVE SKYE VIC 3977	\$800,000	03-Oct-23	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 15 February 2024



consumer.vic.gov.au

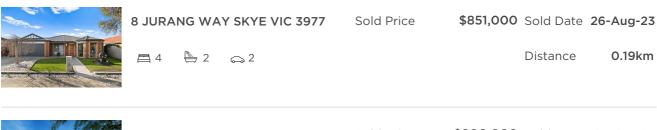


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10 MANCHESTER DRIVE SKYE VIC 3977		Sold Price	\$800,000	Sold Date	03-Oct-23	
	2 🚔	<u>م</u> 2			Distance	0.11km

RS = Recent sale **UN** = Undisclosed Sale

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